



# E Crestview Drive Improvement Project

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## Public Open House #2 Meeting Summary

December 11, 2019 | 6:00 PM-8:00 PM  
TVF&R Fire Station 21  
3100 Middlebrook Drive, Newberg, OR 97132

Staff in attendance:

**City of Newberg staff:** Brett Musick, Doug Rux  
**3JC staff:** Gregg Weston, Brian O'Rourke  
**JLA staff:** Dee Hidalgo, Travis Rumohr

## Project Overview

E Crestview Drive is an important connection between the northern portion of the City of Newberg and Oregon Highway 99W. In its 2016 Transportation System Plan (TSP), the City of Newberg identified the need to improve low to moderate-capacity roads, which serve to move traffic from local streets and residential properties to arterial roads (Collector Streets). E Crestview Drive between N Springbrook Road and the City/Yamhill County jurisdiction line has been identified as an important improvement project. The section of E Crestview Drive from Highway 99W north to the City/Yamhill County jurisdiction line is not part of this project.

The City of Newberg is mid-way through the design phase for a roadway improvement project on E Crestview Drive between N Springbrook Road and the City/Yamhill County jurisdiction line. The project will make the corridor safer for bicyclists and pedestrians, and will improve the overall quality of the road. Work will consist of repaving the roadway, constructing a mini roundabout at the entrance of Westlake Loop, replacing a stormwater pipe on N Libra Street, adding new curbs and sidewalks along both sides of E Crestview Drive, and creating new bike lanes on both sides of E Crestview Drive. Other features will include improved street lighting, and new street trees along the corridor. Also included in the project is the underground relocation of existing utilities, and construction of water, reuse water, wastewater, and storm drainage improvements.

## Purpose

The City of Newberg held their second public Open House on December 11, 2019 to present preliminary and updated project design elements. The first open house was held in July 2019.

The purpose of the second Open House was to:

- Present updated project information which included a project overview, and updated design concepts (including the addition of a mini roundabout and stormwater pipe replacement), project schedule, funding and the 60-90% project design elements.
- Present information regarding the current condition of E Crestview Drive, as well as the proposed design improvements (roadway, mini roundabout, bike lanes, sidewalk, stormwater pipe replacement area, and utilities).
- Receive comments from the community in the project area and ensure that they felt their voices were heard.
- Answer questions about project information related to the newly added mini-roundabout design at Westlake Loop.
- Answer questions about property and residence access during construction and overall impacts when the project is complete
- Address resident concerns resulting from development.

### Drop-in Open House Format

The public open house was a drop-in style format, with no formal presentation given. Project staff from the City of Newberg, the Engineering team from 3JC, and the Public Involvement team from JLA attended and were on hand to answer questions about the project. There were ten informational display boards, highlighting project information, showing project area graphics and a project roll map was available for viewing. Attendees had the opportunity to view the informational displays and ask questions to the project management team.

JLA project staff greeted attendees at the door, welcoming them with a handout of the project's informational mailer. After requesting that guests sign in, staff explained the open house format, and encouraged them to ask questions to the project team, and fill out provided comment cards.



*Attendees and the project team discuss new roadway features outlined on the roll map.*



## Notification

The City of Newberg conducted outreach with project information and notification to invite residents and interested parties to the Open House.

Outreach included:

- Announcement about the project and Open House details on the City's project website.
- Posts to Facebook.
- Project Newsletter mailer, which included the Open House announcement, sent to approximately 370 addresses surrounding the project area.

## Summary of Participation and Feedback

A total of 13 people attended the second public Open House. Comment cards were made available for guest feedback, and post-it notes were on hand so guests could leave comments directly on the project roll map. There were focused discussions surrounding the addition of the new roundabout, as well as the impact that the upgraded roadway and amenities would have on the neighborhood at large. The discussion was relatively calm, and less contentious than was the case at the first Open House in July. The JLA team noted public comments throughout the meeting and two comment cards were returned completed. Guests did not provide any comments on the project roll map.

The turnout at the second Open House was smaller than that of the first, and more focused on specific private property concerns surrounding the project area (focused mostly on the mini roundabout), rather than the project as whole. Many of those in attendance sought clarification on new aspects of the project, with one specific property owner raising concerns with the overall project design elements and how they would impact, not only E Crestview Drive, but his individual property. The property owner had many concerns, which included: high speeds along E Crestview Drive, cut-through traffic on the road on which he lives (Westlake Loop), freight access, and pedestrian safety, especially in regard to students who will walk on E Crestview Drive when the project is completed. The property owner acknowledged that the project has to happen and is planned to be constructed. However, he made several requests to the City that he believed would help residents in Westlake Loop maintain their privacy. His requests included: more speed zone reinforcement, more safety measures to slow down traffic (besides a mini roundabout), signage to alleviate large freight vehicles from using E Crestview Drive, signage on Westlake Loop to alleviate cut through traffic and construction of a higher wall outside his property for noise abatement.

Other concerns were raised about speed and noise levels on the roadway, as well as frustration with the inconsistent design that comes at the county's portion of the roadway.

City management and project management staff were on hand to answer questions and concerns related to the mini roundabout and the overall project for E Crestview Drive Improvement.



*A property owner discusses elements of the new roundabout with City of Newberg Project Manager, Brett Musick*

The event was more targeted to property owners than the first Open House. Out of the 13 people that attended, 10 indicated that they were residents in the general project area, and five noted that they reside directly along the project corridor. Most people found out about the Open House from the project mailer distributed by the City a couple of weeks prior to the event or project emails that they received. A social media post was made on Facebook, but no attendees mentioned the post as their reason for attending.

## Open House Discussion Themes and Comments

The majority of the Open House public comments made during the event were related to the mini roundabout added to the project on E Crestview Drive and the resulting impacts of an improved roadway. Concerns included impacts the new mini roundabout will have on both the roadway and the Westlake Loop residents, as well as the implications of a possible increase in cut thru traffic that may result from the project along with the completion of the Crestview Crossing project. The concerns, comments, and themes related to the E Crestview Drive Improvement Project included the following:

- Livability of the city.
- Concerns about overdevelopment of the city.
- Speed and sound on the roadway that comes with development and increased foot and car traffic.
- How the mini roundabout will be implemented and utilized.
- Trucks attempting and failing to get through E Crestview Drive, specifically in relation to the roundabouts (mostly on the county portion of the road), sometimes knocking down signs.
- The lack of privacy that comes with the 5-ft high wall around Westlake Loop when compared to the 7-ft high wall on the county portion of the roadway.



- Concerns about property value dropping as a result of the development.
- Concerns about drivers pulling into Westlake Loop seeking an outlet to 99W when there is none (note: property owner requested a “No Outlet” or “No Thru Traffic” sign as a compromise).
- Privacy and relief from sound chief concerns.
- Residents upset with the rate of growth in Newberg.
- Requesting the addition of cross-walk striping across E Crestview at N Libra.

Two comment forms were filled out by Open House attendees. The comments were as follows:

- Dan McCracken – “Sprinklers in front of Westlake Loop may be impacted and should be restored”.
- D. Scott Campell – “1. Crosswalk on Crestview at Libra; 2. Remark the corner of my property that was removed in 2009 on the last project; 3. Limiting truck traffic between Springbrook TSR 99 (heavy commercial)”.

The project team will continue to provide project updates related to the City of Newberg’s E Crestview Drive Improvement project and will provide follow up to property owners and others near the project area as construction approaches.